

# HUNTERS®

HERE TO GET *you* THERE

**91 Bondgate, Ripon, HG4 1QE**

**Asking Price £189,950**

**Property Images**



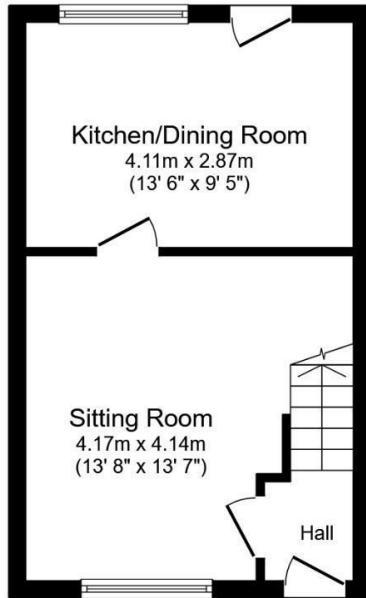
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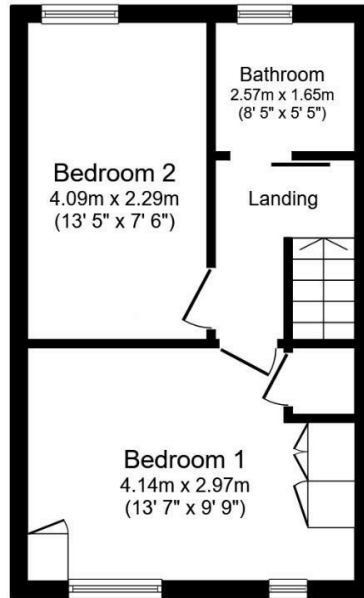
## Property Images



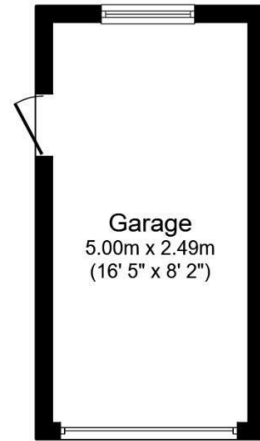
## Floorplan



Ground Floor



First Floor



Garage

Total floor area: 72.0 sq.m. (775 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 75      | 82        |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This delightful two-bedroom terraced house with enclosed rear low maintenance garden and single garage with presents an excellent opportunity for both first-time buyers.

The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits. The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. The bathroom is fitted with a white three piece suite, ensuring ease of access for all residents.

One of the standout features of this property is the rear enclosed garden, which is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, the single garage which can be accessed directly from your own garden is equipped with power, offers valuable storage or workshop space, catering to a variety of needs.

The property comes with central heating and double glazing and enjoys a lovely aspect to the front with easy access to the city centre.

## Features

• TWO BEDROOMS • SPACIOUS LOUNGE • FITTED KITCHEN • HOUSE  
BATHROOM • REAR ENCLOSED LOW MAINTENANCE GARDEN • DIRECT ACCESS FROM  
REAR TO SINGLE GARAGE WHICH HAS POWER • CENTRALLY HEATED • DOUBLE  
GLAZED • LOVELY ASPECT TO THE FRONT • EASY ACCESS TO THE CITY CENTRE